

Newark Housing Authority - NJ39-P002-047 (100 Dwelling U

PHASE I		PHASE II	
TOTAL # BLDGS: 6	TOTAL UNITS: 34	TOTAL # BLDGS: 6	TOTAL UNITS: 34
	1B / 1B = 6 Units		1B / 1B = 8 Units
	2A = 4 Units		2A = 2 Units
	2B = 5 Units		2B = 5 Units
	2B / 2B = 4 Units (2 handicap units)		2B / 2B = 4 Units (2 handicap units)
	3B = 15 Units		3B = 16 Units
	Community Center		
	Garage Building		

PHASE III			
TOTAL # BLDGS: 5	TOTAL UNITS: 31	Bedroom District x 2003 TDCs =	
	1B / 1B = 6 Units		
	2A = 5 Units		
	2B = 9 Units		
	2B/2B = 2 Units (1 H.C. Bldg)		
	3B = 9 Units		

units)

TOTAL UNITS: 35

3

(ccap units)

3

4 \$1000
#17, 329, 110

Ex. 11

**HOUSING AUTHORITY OF THE CITY OF NEWARK
DEPARTMENT OF REDEVELOPMENT**

MEMORANDUM

September 26, 2002

TO: HAROLD LUCAS
Executive Director

FROM: JOSEPH S. BIANCO *JAB*
Director Of Redevelopment

RE: Resolution designating Century 21 Construction Co. as the Developer
Project NJ-47. (100 units of housing and a community building
Between Madison Avenue, Peshine Avenue, Avon Avenue, West Alpine Street
and Irvine Turner Blvd.)

Submitted for adoption by the Board of Commissioners please find the subject Resolution designating Century 21 Construction Co. as the developer of the subject project consisting of 100 units. Proposals were solicited from developers pursuant to the HUD Guidelines related to procurement by the Turnkey Method. These are part of the 1777 units that must be constructed pursuant to the Court Order in Low Income Coalition Litigation.

Proposals were received in March 2002 from five developers who are as follows: Ben Thompson Associates, New York, N.Y.; Tony Gomes Construction Co., Newark, New Jersey; Sparrow Construction, Bronx, N.Y.; Century 21 Construction, Clifton, New Jersey; and Edmonds Community Development, New York, N.Y. A panel of staff members consisting of Dwight Brown, Diana Peoples, Jay Sankpal, Ralph Waller, and the writer reviewed the proposals. The construction manager, Tishman/Evanbow, provided a technical review of all proposals. Barbera and Barbera, CPA, Reviewed the financial capabilities of each of the proposer.

The Authority met with each of the prospective developers in April 2002 and provided them with the Authority's comments. Amended proposals were received reflect the Authority's comments and revisions to the Authority's requirements. Thereafter, the review panel met and evaluated all of proposals based on the criteria contained in the solicitation that are based on the HUD Guidelines for turnkey procurement. Based on said evaluation, it was determined that Century 21 Construction Co. provided the proposal that is most advantageous to the Authority. Thereafter, the Authority met with Century 21 to negotiate the final terms of designation. As a result of said meeting Century 21 provided a final price of \$ 17,538,908.

Based on the foregoing, it is my recommendation that Century 21 Construction Co. be considered for designation as the developer of NJ 2-47 for an amount not to exceed \$ 17,538,908.